



Case Number **ZC-16-126**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 2, 2016

Council District 6

Zoning Commission Recommendation:

Approval by a vote of 8-0

Opposition: None submitted

Support: One letter submitted

Continued	Yes ___	No <u>X</u>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes ___	No <u>X</u>
Council Initiated	Yes ___	No <u>X</u>

Owner / Applicant: **Global Signal Acquisitions IV LLC**

Site Location: 3863 SW Loop 820 Mapsco: 89Q

Proposed Use: **Mini-warehouse facility**

Request: From: PD 978 "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use with a height transitional plane beginning at 2 stories or 35 ft., no freeway signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waived; site plan required for any multifamily development.

To: Amend PD 978 Planned Development to add mini-warehouse maximum 58 ft. existing stealth tower; site plan included.

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent (Significant Deviation).**

Background:

The proposed site is located on IH-20 near Woodway Drive. The applicant would like to construct a 169,000 s.f, three story, climate controlled mini-warehouse with one story non climate controlled storage units on the perimeter. A masonry wall will be constructed to screen the property.

The proposed site includes an existing abandoned office building and is located within close proximity to the proposed TexRail Granbury Station. This station is still in the overall rail plan, but has been put on hold indefinitely. The area was rezoned to PD/MU in 2013, prior to the station being delayed. The site is located along IH-20, which is appropriate for more intense commercial uses.

The proposed site has a MU-1 base zoning. The table below describes the waivers required and other standards needed to comply with MU zoning.

Requirement	"MU-1" Low Intensity Mixed-Use	Existing P/MU-1 Site Plan
Front Yard	20 ft. max.	20 ft
Height	45 ft.	3 stories

Minimum Height	18 ft.	Single-story mini-warehouse will require minimum 18 ft. or request a waiver
Building Material	Not more than 70 percent of buildings shall be constructed out of masonry materials	Will be required to comply or request a waiver
Primary Street Frontage	50 percent	More than 50 percent provided
Enhanced Landscaping	Point system (plaza, street trees, programmed seating)	Will be required to comply
Fenestration	60 percent	Will be required to comply or request a waiver
Façade Variation	Required as part of the MU Ordinance	Will be required to comply or request a waiver
Parking	Not permitted within between the building and street	Complies

In 2007, Ordinance No. 17093 excluded mini-warehouses from the FR, F, G and I zoning districts and allowed by PD only; mini-warehouse units are first permitted by right in J and K zoning districts.

Site Information:

Owner: Global Sign Acquisitions IV
1220 August Dr. Ste. 600
Houston, TX 77507

Agent: Michael Sawilowsky

Acreage: 3.31 acres

Comprehensive Plan Sector: Wedgwood

Surrounding Zoning and Land Uses:

North "A-5" One-Family / IH-20

East "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use with Use with a height transitional plane beginning at 2 stories or 35 feet, no "freeway" signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waived / office

South "B" Two-Family / single-family

West "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed Use with Use with a height transitional plane beginning at 2 stories or 35 feet, no "freeway" signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waived / AT & T telecommunications office and site

Recent Relevant Zoning and Platting History:

Zoning History: ZC-13-045
Platting History: None

Site Plan Comments:

The site plan as submitted is in not general compliance with the zoning regulations. The key deficiency is:

1. Show easements (structures are prohibited within easements) **(current easement bisecting site shall be relocated or removed at the time of platting)**
2. Minimum height 18ft **(waiver required for single story mini warehouse units)**

Compliance with the item noted above shall be reflected on the site plan or a waiver is required.

TPW site plan comments:

TPW (Michael Arthaud, 817-392-8702, Michael.Arthaud@fortworthtexas.gov)

1. As shown, the site plan does not label any existing streets

2. TXDOT Permit - TXDOT permit is required for work in and along State ROW. Street connections to TXDOT ROW is contingent upon TXDOT approval. TXDOT approval required for any proposed interchanges and/or driveway access to TXDOT facilities.
3. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards
4. Gated Entrances (Ch. 31-107) - Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines". Provisions for an acceptable turnaround must be made. Provide details in IPRC plan set (single-family) or UR site plan (multi-family) for gates. All gates shall be equipped with a knock-box or other approved fire access apparatus that is reviewed and approved by the Fire Department. (Gates must be located 3 vehicle lengths from the ROW)

Platting site plan comments:

1. FYI--The property must be platted prior to the issuance of a building permit.

Water site plan comments:

No comments at this time

Comments made by Platting, TPW, Water and Parks staff cannot be waived through the Zoning Commission. Approval of the site plan does not constitute Platting, Water and TPW acceptance of conditions. Park fees will be applied to the project.

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
IH-20	Highway	Highway	No

Public Notification:

The following organizations were notified:

Organizations Notified	
District 6 Alliance	Wedgwood Square NA*
Neighbors Working Together	Overton South NA
South Hills NA	Trinity Habitat for Humanity
Wedgwood East NA	Streams And Valleys Inc.
Foster Park NA	FWISD

Site located within registered Neighborhood Association *

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to "PD/SU" Planned Development/Specific Use for mini-warehouse and 58 ft. stealth tower; site plan included. Surrounding land uses vary with IH-20 to the north, single-family to the south, an AT & T facility to the west, and office to the east.

The proposed site is located within close proximity to the proposed Tex Rail Granbury Station. This station is still in the overall rail plan, but has been put on hold indefinitely. The area was rezoned to PD/MU in 2013, prior to the station being delayed. The site is located along IH-20, which is appropriate for more intense commercial uses.

Mini-warehouses are appropriate in industrial areas due to operational characteristics, appearance, and traffic generation. The submittal of a site plan provides the opportunity to mitigate any concerns from the neighborhood.

The proposed zoning for this site **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as Mixed-Use (Granbury Station TOD). The proposed PD/SU plus mini-warehouse zoning is inconsistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39)

The requested zoning change **is not consistent (Significant Deviation)** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan



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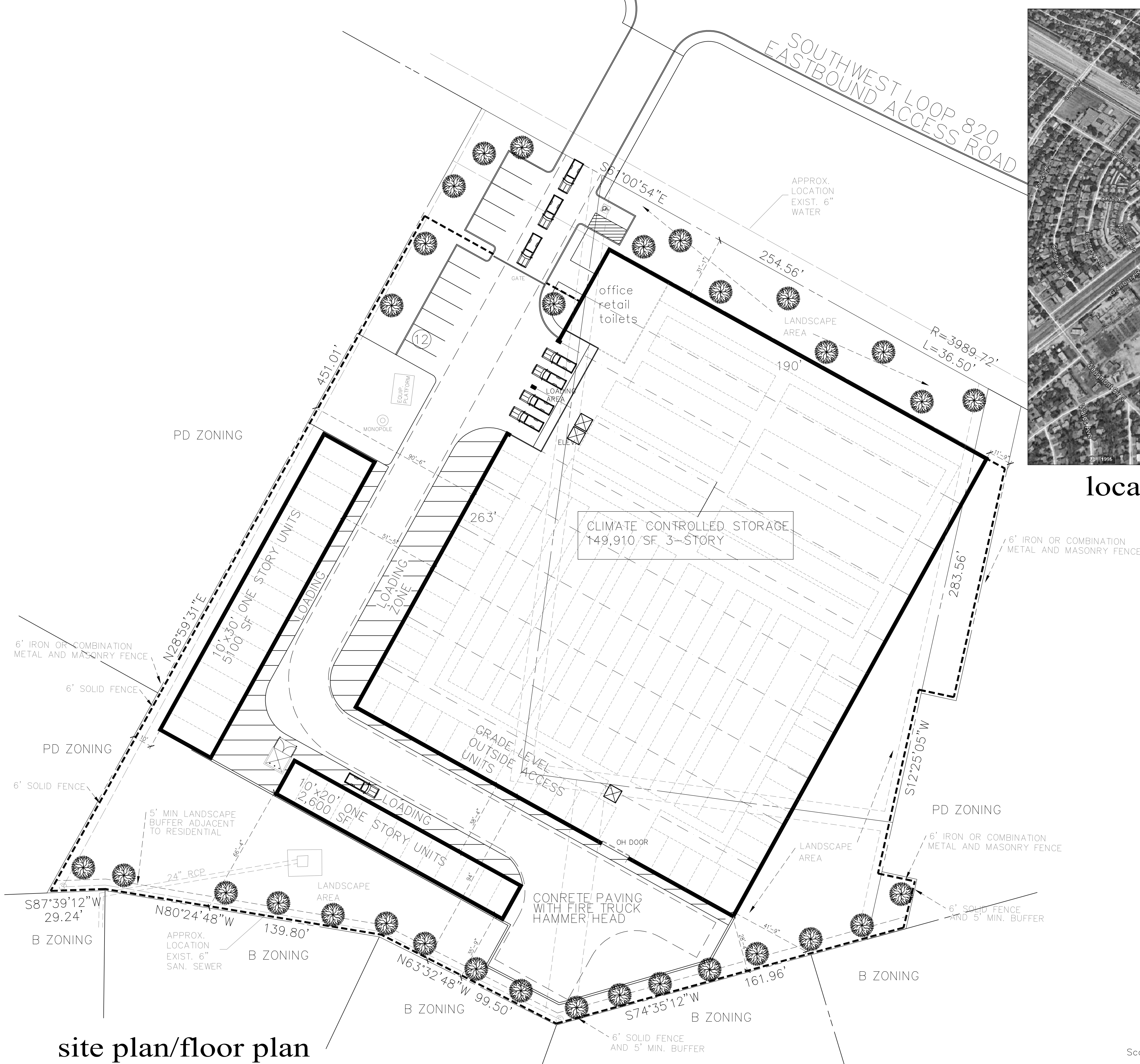
Area Zoning Map

Applicant: Global Signal Acquisitions IV
Address: 3863 SW Loop 820
Zoning From: PD 978 for MU-1 uses
Zoning To: PD/MU-1 plus mini warehouse and 57-foot stealth tower
Acres: 3.31245259
Mapsc0: 89Q
Sector/District: Wedgwood
Commission Date: 7/13/2016
Contact: 817-392-8043



0 130 260 520 Feet

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location 

- GENERAL NOTES.....
1. HEIGHT OF MAIN BUILDING IS 50' ABOVE GRADE ON THE SOUTH SIDE, 35' ABOVE GRADE ON THE NORTH SIDE. MAIN BUILDING IS 149,910 SF GROSS TOTAL AREA. NUMBER OF STORAGE UNITS IS TO BE DETERMINED.
 2. HEIGHT OF SINGLE STORY BUILDINGS IS 14'. BUILDING AREAS ARE 2,400 AND 5,100 SF RESPECTIVELY.
 3. PERIMETER FENCE SHALL BE OF SOLID MATERIALS, 6' TALL WHERE PROJECT ABUTS RESIDENTIAL ZONING, AND MAY BE MASONRY, AND/OR WROUGHT IRON IN COMBINATION WHERE PROJECT ADJOINS OTHER PD ZONING.
 4. FINAL SITE PLAN WILL COMPLY WITH ALL CITY ORDINANCES WITH REGARD TO LIGHTING, SIGNAGE, LANDSCAPE AND URBAN FORESTRY.
 5. MINIMUM LANDSCAPE SETBACK IS SHOWN DOTTED ON THE PLAN. THIS DEVELOPMENT EXCEEDS BUFFER YARD SETBACK REQUIREMENTS ALL ALONG THE RESIDENTIALLY ZONED AND PD ZONED ADJACENT PROPERTY.
 6. PROPERTY CURRENTLY HAS TWO EXISTING APPROACHES ON THE ACCESS ROAD. THEY WILL BE REMOVED TO BE REPLACED BY ONE NEW APPROACH DESIGNED PER TXDOT STANDARDS.
 7. SIDEWALKS WILL BE CONSTRUCTED PER CFW STANDARDS.
 8. GATED ENTRANCE IS 62' FROM THE PROPERTY LINE ALONG THE ACCESS ROAD—ACCOMMODATING AT LEAST THREE VEHICLES. KNOX BOX TO BE PROVIDED.
 9. MAIN BUILDING SHALL BE TYPE IIB CONSTRUCTION, FULLY FIRE SPRINKLED WITH A MAXIMUM ALLOWABLE SQUARE FOOTAGE WITH AREA INCREASES OF 246,000 SF IN THREE STORIES.
 10. ONE STORY BUILDINGS SHALL BE TYPE VB CONSTRUCTION, NON SPRINKLED AND ARE WELL BELOW MAXIMUM ALLOWABLE AREA BY CODE WITHOUT INCREASES.
 11. PROPERTY WILL BE PLATTED INTO ONE LOT AND EXISTING EASEMENTS WILL BE REALIGNED TO ALLOW CONSTRUCTION OR VACATED ENTIRELY.

site plan/floor plan

Climate Controlled Storage Development

3863 SW LOOP 820
Fort Worth, Texas

 **ROBERT W. KELLY**
ARCHITECT INC.
201 SOUTH CALHOUN STREET, SUITE 125-B
FORT WORTH, TEXAS 76104
817-332-5014

DATE
06-30-16

PD-1

Scale: Not to scale



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Area Map

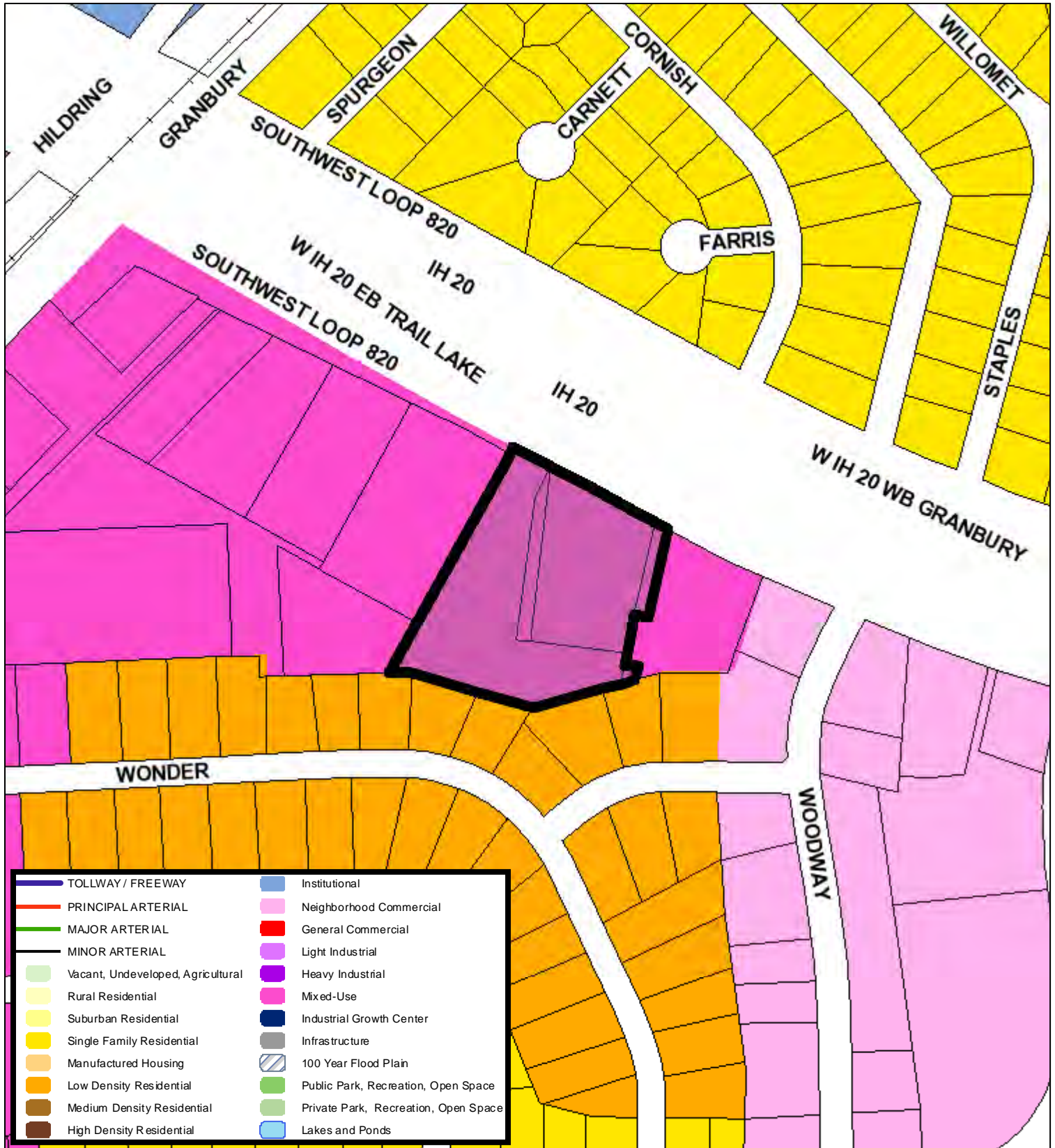


0 1,000 2,000 4,000 Feet



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Future Land Use



240 120 0 240 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 29, 2016.



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Aerial Photo Map



0 155 310 620 Feet



Cynthia McGee, spoke in opposition. She is concerned about the traffic and trucks being in the neighborhood.

In rebuttal Mr. Light said they would appreciate a continuance in order to talk with the neighborhood.

Motion: Following brief discussion, Ms. Conlin recommended a 30 day Continuance of the request, seconded by Mr. Edmonds. The motion carried 7-0 with Mr. Genua stepping away from the Dias.

Document received for written correspondence					ZC-16-125
Name	Address	In/Out 300 notification area	Position on case		Summary
Cynthia McGee	3013 East 1st	In	Opposition		Spoke at hearing
Manuel Muhammad/ United Riverside NA	2717 Eat 1st	Out	Opposition		Spoke at hearing
Randy Bishop	NA			Support	Sent letter in
Pamela Holman	109 North Judkins	In	Opposition		Sent letter in

9. ZC-16-126 Global Signal Acquisitions IV LLC (CD 6) – 3863 SW Loop 820 (William J Morgan Survey, Abstract No. 1072, 3.31 Acres): from PD 978 “PD/MU-1” Planned Development for all uses in "MU-I" Low Intensity Mixed Use with a height transitional plane beginning at 2 stories or 35 feet, no "freeway" signs per 6.409D, and to remove the parking reduction allowed when in proximity to a rail station; site plan waived; site plan required for any multifamily development to Amend PD 978 Planned Development to add mini warehouse use and with a maximum 58 ft. existing stealth tower; site plan included

Michael Sawilowsky, 3533 Wooten Drive, Fort Worth, Texas representing Global Signal Acquisitions explained to the Commissioners they are wanting to amend the current PD to add a self-storage facility. It will consist of approximately 169,000 sq. ft. building, climate controlled, and three story with an additional 7,700 sq. ft. of non-climate controlled. Mr. Sawilowsky mentioned they will team up with a lighting company to make sure they address the neighborhood concern about lighting so as to be directed down and away from residential. The traffic for the facility will be contained via the access road. Screening will be as required by the City.

Ms. Runnels asked about the proximity to the residential homes and raising the fence. Mr. Sawilowsky said there is multifamily to the south with a veterinary clinic next door. He stated there is an elevation change on the property that will help with screening and they will be providing a fence along the back property line with buffer and screening. They have reached out to the rental properties along the back side.

Motion: Following a brief discussion, Ms. Runnels recommended Approval of the request, seconded by Mr. Flores. The motion carried unanimously 8-0.

Document received for written correspondence					ZC-16-126
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Rob Wiggins	NA	Out		Support	Sent letter in

10. ZC-16-127 Silver Bay Group LLC (CD 4) – 5801 N. Beach Street (Portion of Lot A, Block 2, The Fairways at Fossil Creek, 1.57 Acres): from “G” Intensive Commercial to “E” Neighborhood Commercial

Ms. Murphy stated the applicant has requested a continuance.

Motion: Following brief discussion, Mr. Edmonds recommended a 30 day Continuance of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

11. SP-16-009 AM Pate/Pate Ranch Retail LP (CD 6) – 6701 Dirks Road/Alta Mesa at Chisholm Trail Parkway (J. Heath Survey, Abstract No. 641, 14.83 Acres): Provide Site Plan for PD 1063 “PD/G” Planned Development for all uses in “G” Intensive Commercial excluding: probation or parole office, electric power substation, telecommunications tower (allow stealth towers & antennas on buildings), amusement outdoor, massage parlor (allow massage therapy), theater, drive-in, recreational vehicle park, feed store- no processing/milling, mortuary or funeral home, newspaper distribution center, pawn shop, tattoo parlor, taxidermist shop, automotive repair, paint & body shop, vehicle sales or repair, including automobiles, motorcycles, boats or trailers, airport, aviation field or landing area (allow helistop), recycling collection facility, batch plant, concrete or asphalt (temporary), trailer, portable; sales, construction or storage. Maximum height of five stories or 60 feet. Commercial lighting to be designed and constructed to not be obtrusive to the adjacent A-5 single-family residential zoning to the north; site plan required

Clay Cristy, 2328 Lotus Avenue, Fort Worth, Texas representing AM Pate/Pate Ranch Retail explained to the Commissioners the site plan is required from a previously approved zoning case. They are proposing a Kroger grocery store with fueling center. Mr. Cristy explained the one of the drive throughs is for a standard pharmacy pick up and the other is for on-line grocery shopping quick pick up.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Ms. Conlin. The motion carried unanimously 8-0.

Document received for written correspondence					SP-16-009
Name	Address	In/Out 300 notification area	ft	Position on case	Summary